



## **Planning Board Minutes February 10, 2015**

**Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.**

The Carver Planning Board met on February 10, 2015 at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:05pm.

**PRESENT:** Rosemarie Hanlon, Chair, Bruce Maki, Vice-Chair; Jim Hoffman, Secretary; Kevin Robinson

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; Shawn Martin Fuss & O'Neill; Fire Chief Craig Weston; Madeleine Pompei, Administrative Assistant; members of the public

### **NEW BUSINESS**

#### **A. Sign Permit: Wayne Tauber Insurance-40 North Main Street-Unit 3**

Due to the fact that his meeting had been postponed and weather, Mr. Hunter presented Mr. Tauber's request for a new sign. Mr. Tauber has moved his business to the Alonge building and is requesting a new sign with cranberry colored lettering. Ms. Hanlon asked if there would be any lighting and asked what the sign would be made of. Mr. Hunter replied the sign would be made of composite and there would be no lighting. Ms. Hanlon asked if the sign met the requirements. According to Mr. Hunter, it does.

**MOTION:** by Mr. Maki to approve with conditions.

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

#### **B. Public Hearing: Special Permit-Dollar General-44 North Main Street**

Public Hearing notice for a sign permit was read into the record by Ms. Hanlon. Mr. Hunter stated that construction at the site had been started. Heather Dudko, a representative of the sign installer presented the new sign dimensions. Both signs would exceed the by-law limits. There will be 5 gooseneck lights on the wall sign. The monument sign will have 3 gooseneck lights and landscaping around it in order to appear aesthetically appealing. Heather stated that the plan was for the monument sign to be 5 feet from the property line. Mr. Hunter stated it had to be 8 feet back. There was no public comment.

**MOTION:** by Mr. Maki to close the public hearing.

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** By Mr. Maki to approve the permit with the set conditions

**SECOND:** By Mr. Hoffman  
**APPROVED UNANIMOUSLY**

**C. Public Hearing: Special Permit and Site Plan Review-Carver Fire Department-99 Main Street**

Public hearing notice was read into the record by Ms. Hanlon. Chief Craig Weston stated that the Fire Department is at 60% of the design phase. Bids are to go out in May with construction hopefully beginning in June. David McKinley a landscape architect with Kaestle Boos Associates introduced the plans. The station is located across from the library with apparatus bays located across from Center Street. The main entrance will not be located at the front of the building but at the side. The parking in the front will be diagonal for easier access. There will be additional parking in the rear of the building. A pre-fab metal building will be on site to be used for a training facility. There will be areas of concrete on site for training and storage. There is to be a helicopter pad. The drainage will in the back of the site. There will be a sign in the front. There is a septic field and a well on site. The well will provide non-potable water for fire suppression and training. There was a previous issue with a chemical spill on the land. It has been cleaned and approved but the well will not provide potable water. Ms. Hanlon asked if the site is too far down to receive town water. Mr. Hunter replied yes but they could be connected to the Municipal Well. In addition, Mr. Hunter stated we will be coordinating with MA DOT regarding street construction. Chief Weston stated they will be tearing down and razing the current facility. He expected that would require 8-9 months of training at other facilities. Todd Costa with Kaestle Boos spoke about snow removal areas. He thought it could go over the septic field and down the south side of the site. He will get a permit from Conservation in regards to the permanent stream. He will make sure there is at least a 200 foot setback. Mr. Hunter stated that the building is proposed at a height of 40 ft. but the village is zoned with a maximum height of 30'. He is hoping to send an article to Town Meeting to authorize the change. Shawn Martin suggested adding some bio-retentions at the back of the site and possibly removing the islands. He also indicated it may not be a good idea to pile snow over the septic field. He agreed it would be a good idea to coordinate with MA DOT for street improvement. Mr. Robinson had a question about using the jaws of life apparatus, he had a concern about leaking fluids such as gas or oil. Chief Weston assured him the tanks were removed prior to any training exercise. That training would be done on a concrete slab hidden from public view. Mr. Hoffman voiced a concern about snow removal, he indicated it should be moved to a very vegetated area on the site. Mr. Hunter requested that an aerial view of the site be provided. Mr. Barry Callis, 9 West Street asked if any vegetation would be cleared from the rear of the site. Mr. McKinley says they will be stopping at the pond. Mr. Callis asked if there would be lighting in the rear. Chief Weston said there would be scene lights that would be used for training. Mr. Callis asked how late the training exercises would go. Chief Weston stated training on weekdays was from 6pm-9pm and on the weekends from 9-12. Mr. Callis commented there is a stockade fence there now but it's only on one side. Chief Weston stated that the fence would be four sides. Mr. Callis' concern is what he is going to see from his porch. Chief Weston assured him that all equipment would be stored after use. Mr. McKinley showed the plans indicating the metal storage building. Mr. Hunter asked if we could do stockade fencing. Chief Weston stated he would like to but it's a question of money. He stated he would review samples with Mr. Callis. Mr. Callis asked if there was a helipad in town. Chief Weston stated there are 13 areas where the helicopter can land. The nearest is the school but they never know if it is open. The plan will not do away with the other 13 sites. Mr. Callis asked how tall the training building was, Chief Weston replied 20 feet. Ms. Hanlon asked if there would be a dispatcher located on site. Chief Weston stated there would be. Mr. Maki asked if there

were overnight facilities (separate) for both women and men. Per the Chief, the second floor will allow for that.

**MOTION:** By Mr. Maki to continue the meeting to February 24, 2015 at 7:15pm

**SECOND:** By Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** By Mr. Maki to conduct a site visit February 12, 2015 at 4:30pm

**SECOND:** By Mr. Robinson

**APPROVED UNANIMOUSLY**

#### **E. Possible ATM Article**

Mr. Hunter suggested that Municipal Structures may be increased to a height of 40’.

**MOTION:** By Mr. Maki to approve the proposed article to go to ATM

**SECOND:** By Mr. Robinson

**APPROVED UNANIMOUSLY**

#### **F. Planning Board Notes**

Mr. Maki stated for the record that money was still available through the Housing Partnership. If any citizen is interested, they should contact Jack Hunter.

#### **H. Minutes**

Minutes from December 9, 2014 tabled due to the fact quorum would not be met.

**MOTION:** By Mr. Maki to approve the meeting minutes of December 16, 2014 as written

**SECOND:** By Mr. Hoffman

**APPROVED UNANIMOUSLY**

#### **I. Correspondence**

Mr. Hunter made the Board aware of a newspaper article “Trial date set in Cleary forgery case” which was sent to the Board anonymously.

#### **G. Planner’s Notes**

Per Mr. Hunter 13 lots have been sold at Kingsbury Hollow and he would like to vacate the surety. He has spoken with John Woods and Paula Nute who are both fine with it. Shawn Martin would have to go out and give a list of each secure list one by one. Regarding the Peer to Peer, Michael Zehner will help the Board come up with by-laws and help the town with his expertise. Ms. Hanlon asked if that would be a conflict of interest? Per Mr. Hunter, no.

#### **D. Spring Street/Route 44 Interchange**

Mr. Hunter stated that this property was taken by the state using eminent domain. The state had hired a traffic engineer and hired SRPEDD for zoning concerns. Mr. Hunter would like to bring this to Town Meeting. He proposes an “Innovation District”. There is one landlocked parcel the state is willing to purchase and make it part of the project. There is the possibility for a gas station or a convenience store in the front and an office building in the back. The residents in the area had expressed some concern over their property values but it looks like those may actually increase. 80% of the development traffic will be using Route 44 not High Street. Design guidelines would have to be brought to a meeting. The residents would want it to look good, have low impact and buffering. Mr. Maki stated that is was something really needed to increase tax revenue and it would not have a huge impact on the area.

**MOTION:** By Mr. Maki to bring to Town Meeting

**SECOND:** By Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** By Mr. Maki for a Public Hearing March 24, 2015 at 7:15pm

**SECOND:** By Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** By Mr. Hoffman to adjourn

**SECOND:** By Mr. Maki

**The Carver Planning Board meeting was adjourned at 8:35 on February 10, 2015**

Respectfully submitted,

Madeleine Pompei

**Table of Documents**

Exhibit 1	Meeting Agenda – February 10, 2015
Exhibit 2	Wayne Tauber Insurance Application (#P-441-15-S)
Exhibit 3	Wayne Tauber sign images
Exhibit 4	Public Hearing Notice – Dollar General Special Permit (#P-563-14-SP)
Exhibit 5	Dollar General sign images
Exhibit 6	Public Hearing Notice – Fire Station (#P-564-15-SP/SPR)
Exhibit 7	Letter from Kaestle Boos Associates, Inc.
Exhibit 8	Memo from Carver Department dated 1/22/2015
Exhibit 9	Memo from Mary McNeil, CBO dated 1/22/2015
Exhibit 10	Memo from Carver Board of Health dated 1/21/2015
Exhibit 11	Memo from Carver Conservation Commission dated 1/22/2015
Exhibit 12	Memo from Office of Planning and Community Development dated 2/2/2015
Exhibit 13	Memo from Fuss & O’Neill dated 2/3/2015
Exhibit 14	Spring Street Innovation District zoning information
Exhibit 15	Proposed Zoning By-Law change for Village or Village Business Districts
Exhibit 16	Performance Secured by Cash Deposit to Town
Exhibit 17	Peer-to-Peer Technical Assistance Project Scope
Exhibit 18	Kingsbury Hollow Map
Exhibit 19	Meeting Minutes 12/9/2014
Exhibit 20	Meeting Minutes 12/16/2014
Exhibit 21	News Article “Trial date set in Cleary forgery case”